

Florence, New Jersey
March 20, 2013

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by President Sandusky at 8:03 PM. President Sandusky led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to the Register News for information; posted on the municipal bulletin board; placed on the web-site on January 3, 2013; and advertised in the Burlington Co. Times on January 6, 2013.

Upon roll call the following were found to be present:

Ted Lovenduski
Paul Ostrander
David Woolston
Jerry Sandusky

Note: Frank Baldorossi absent due to a death in the family.

Also present:

Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

MINUTES

Ostrander made a MOTION; seconded by Lovenduski to approve the following minutes. Roll call vote – all ayes. Motion carried.

- Closed Session – March 6, 2013

FINANCIAL CORRESPONDENCE

It was on the MOTION of Woolston; seconded by Lovenduski to approve the Treasurer's Bill List.

Upon roll call Council voted as follows:

YEAS: Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: Baldorossi Motion carried.

REGULAR CORRESPONDENCE

Letter from the Florence Garden Club dated March 20, 2013 requesting use of the Third Street Firehouse once a month for meetings.

Mayor Wilkie said he thought it was a great use and he recommended approval. There are plans in place to make the main entrance accessible for groups using the building.

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MOTION was made by Lovenduski; seconded by Woolston to approve the Garden Club use of the Third Street Firehouse for meetings. All ayes.

PUBLIC COMMENTS

Don Kamienski, 10 McCay Drive, wanted to know why there are two garden clubs in Florence Township when there is one Council and one Mayor? He asked if it is political? Council President Sandusky said it is not political; it is the make-up of the community. Florence and Roebling are both part of Florence Township but each has its own identity. Council President Sandusky explained that Council is made up of a representative from Roebling, a representative from Florence and at-large representatives. Mayor Wilkie said the Village of Roebling was founded in 1905 and the steel plant closed in the mid 1970's. He believes that the Roebling Historical Society and the Roebling Garden Club were formed to take care of their Village. The Florence Historical Society and Florence Garden Club started around 1990 or so. The two Florence groups encompass the entire community, but the Roebling groups focus more on the village; they were started earlier and want to keep their identity. He said as long as people are volunteering, the name of the group doesn't matter. Council President Sandusky pointed out that there are also two American Legions.

Bill Lee, 551 Shaver Drive, said about four years ago for an Eagle Scout project his son marked out the walkway around the park. His son noticed that it could use some sprucing up and he would like permission to do it. All agreed it was a good idea. Mayor Wilkie told Mr. Lee to reach out to Assistant Administrator Sahol to coordinate the project.

Joseph Csik, 45 East Fifth Street, said there are still cars speeding on his street. He related a story about a car that was speeding. Mayor Wilkie said patrols will be sent to the area.

It was on the MOTION of Lovenduski; seconded by Woolston to close the public comments. All ayes.

RESOLUTIONS

RESOLUTION NO. 2013-70

**Authorize Agreement with
Todd and Black, Inc., Professional Real
Estate Appraisers and Consultants to
Provide Appraisals for Block 121, Lots 7 and 8**

RESOLUTION 2013-71

**Authorize Filing of 2012 Recycling Tonnage
Grant Application**

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RESOLUTION NO. 2013-72

**Deny Request for Release of Performance Bonds for
Phase I and Phase II for The Manors at Crossroads,
Platinum Developers, LLC**

RESOLUTION NO. 2013-73

Authorizing Refunds of Certain Tax Overpayments

RESOLUTION NO. 2013-74

**Approve Final Reimbursement and Acceptance of Work
2013 Burlington County Park Development Grant**

RESOLUTION NO. 2013-75

**Water and Sewer Payment Plan for Block 163.05, Lot 3.264
211 Birch Hollow Drive**

RESOLUTION NO. 2013-76

**Water and Sewer Payment Plan for Block 155.48, Lot 48
904 Broad Street**

RESOLUTION NO. 2012-77

**Authorizing Refund of Certain Overpayment
Water and Sewer Department**

RESOLUTION NO. 2013-78

**Authorizing Transfer of Twenty Patterns
to Roebling Museum**

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It was on the MOTION of Ostrander; seconded by Lovenduski to approve Resolution Nos. 2013-70 through 2013-78.

On the Question Nothing at this time.

Upon roll call Council voted as follows:

YEAS: Lovenduski, Ostrander, Woolston, Sandusky

NOES: None

ABSENT: Baldorossi Motion carried.

ORDINANCES None at this time.

REPORTS

Committees, Boards and Officers

Mayor

Mayor Wilkie said *Richard Coates* is going to be honored in Florida on Memorial Day. He wanted to do something here in Florence also. The Florence Baseball Association agreed to rededicate *Richard Coates Field*. There will also be rededications for *Eugene A. Olaff Field* and *Steven Nemeth Batting Cage*. Instead of holding the ceremonies on Memorial Day they would like to do it on Opening Day because there will be a larger crowd. The little league concession stand will also be rededicated to *Frankie Forsythe*.

The date for the Mayor's Cup has not been decided yet due to scheduling conflicts.

Mayor Wilkie mentioned the new Tax Department software. Assistant Administrator Sahol said he wanted to do a demonstration for the governing body but it is not ready to be unveiled. The end result will be the option to pay on-line. There are banking regulations that require extensive testing before the software can be put into service. Mayor Wilkie explained that last August a new tax program was put into place. One of the things it will do is provide information such as payment history and value of the property. Hopefully, it will lessen the number of phone calls to the Tax Department.

Mayor Wilkie apologized for starting the meeting a couple minutes late and said the governing body was meeting with the future developer of the **Griffin Pipe site**. The potential developer is doing their due diligence. Hopefully, there will a presentation in April for the public regarding how the property will be made to be marketable again. It is nice to see a good partnership trying to get the site cleaned up.

Administrator:

Administrator Brook said a representative of the Greenbriar Homeowner's Association reached out to possibly have a meeting with either the entire governing body or a subcommittee.

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Mayor Wilkie suggested holding the meeting at **Greenbriar** on a scheduled council meeting night and holding the regular council meeting there after meeting with the Homeowner's Association. He said there is also a **meeting pending with the EPA sometime in June**. He would like to hold an informational meeting at **Fireman's Hall** and then hold the regular council meeting after.

Administrator Brook said that hopefully the EPA will be able to meet on June 12.

He reminded everyone that starting April 1st trash pick-up will go back to two times a week. The information will be posted on the township website.

He said the township has initiated legal action against the surety bond company that represents Gres & Kaluzny Land Development regarding Legacy at Meadowcroft. He explained that tomorrow the next response will be filed with all of the additional information that was requested. He is asking for representatives from the surety company to meet township representatives on-site. There is a punch list with dollar amounts already prepared. He said the homeowner's association will be notified so residents can be present. Hopefully the meeting will take place in April.

He said **MEND** has reached out to the township for approval of a second Payment in Lieu of Taxes (PILOT). MEND is the developer working on creating affordable housing at the former Duffy School. He said PILOT programs are very common. An ordinance will be ready for the first meeting in April. It is possible that MEND will be looking for other financing options. MEND is planning ahead.

Council Vice President Woolston asked if the township could put liens on any unsold lots at Legacy at Meadowcroft? Administrator Brook stated that he thinks all of the lots are sold. The township attorney will look into the issue.

Assistant Municipal Administrator:

Assistant Administrator Sahol said the boat dock is being installed and everything looks good.

He said he received a notification from the Department of Environmental Protection through FEMA regarding a grant opportunity. The grant is for flood hazard mitigation. The township would need to provide a letter of intent if there are properties that the township would like to submit for review. There was authorization for appraisals of two properties that could be in a flood prone area. He would like to submit these properties; they are shown in the State's flood prone area. That could give the properties a leg up in the selection process. Council agreed to have Assistant Administrator Sahol submit the letter of intent regarding the two properties mentioned.

Division of Law: Nothing at this time.

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Division of Engineering: Nothing at this time.

Division of W & S Utilities: Nothing at this time.

Unfinished Business:

Mayor Wilkie said *"the eagle has landed."* He explained that in 2005 Gary Bykowsky, a Township resident, created an eagle for temporary display at the Riverline Stop in Florence. It was subsequently purchased by Whitesell, until the township acquired ownership. It was delivered to the Municipal Building last week and is now on display. Roebling is spelled on the eagle with Roebling wire rope and Florence is spelled with pipe, honoring the foundry. He said it is a nice thing to have back in the community.

April 13th and 14th looks to be a busy time. April 13th is Opening Day for Baseball and the fields will be rededicated at that time. The Roebling Museum is also holding its ball that evening. April 14th is the opening of Girls' Softball. Also on the 14th the Florence Historical Society is holding its Open House, and there is going to be a "spring shopping event" at Fireman's Hall to benefit Relay for Life.

April 17th is opening night for the Riverfront School play. This year the children are performing Annie.

New Business:

Administrator Brook explained that the township has been working with David Shafkowitz, an attorney out of Pennsylvania, on a liquor license for a restaurant in Harkins Lane Plaza. Mr. Shafkowitz is representing the applicant, Michael Day. Mr. Day stated to Administrator Brook and Township Clerk Weiler that he wanted to withdraw his application. Clerk Weiler provided notice to Mr. Shafkowitz. Administrator Brook praised Clerk Weiler's handling of the situation and her thorough documentation of the circumstances. He also praised her knowledge of ABC licensing.

Clerk Weiler explained that Mr. Paglione, who held a liquor license, had passed away. She said she has been in contact with his widow and when Mrs. Paglione is ready, the license will be extended to the estate so the family can do whatever they choose to do with the license. A resolution will be prepared to extend the license when the family is ready.

Administrator Brook said MEND contacted the Township. They would like to pave the alley behind the former Duffy School and designate it as one way. All were in agreement to approve.

Administrator Brook announced that there would be a closed session and that action could be taken after.

Board of Health: Nothing at this time.

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Miscellaneous:

Council President Sandusky said that 50 years ago today the newspaper reported that “Florence will replace manual telephone service with dial service which will enable customers to dial directly without operator assistance.” He said he saw the information was in The Burlington County Times that morning.

Public Comments:

Don Kamienski, 10 McCay Drive, said the Burlington County website provides information on all taxpayers such as their assessments, how much they pay in taxes and related information. He wanted to know if there would be a link on the township site to the county information? Assistant Administrator Sahol explained that the county gets their information from the township so once the township site is set up for retrieving tax information, it will be more up-to-date than the county site.

Mayor Wilkie said part of the purpose of the new software is to make the offices more efficient. If the volume of calls is lower, the employees can accomplish more. Right now, the Clerk’s Office answers the phone and then the call is routed to the Tax Office. The new system will mean that two people will not have to answer a call and all of the offices will benefit from the changes.

Mr. Lee said he hoped the potential developer of Griffin Pipe will get rid of the train tracks. Mayor Wilkie said the redeveloper is not planning to remove the track.

Mr. Csik asked if the solar farm at the Liquor Barn was operational at this time? Mayor Wilkie explained that the final permits have not been issued yet and the owner still needs to get his final approvals.

It was on the MOTION of Woolston; seconded by Ostrander to close the public comments. All ayes.

8:35 PM MOTION of Lovenduski; seconded by Woolston to go into Closed Session. Roll call vote - all ayes.

9:00 PM MOTION of Woolston; seconded by Ostrander to adjourn Closed Session and open to the public. Roll call vote – all ayes.

Administrator Brook said the municipality has been in negotiations with Griffin Pipe. The township would like the new potential owners of the site to attend a public meeting to discuss their intentions for capping and finishing the remediation of the site. It was requested that they attend a meeting in April or May. Once the date is determined, the township will advertise the information and notify the residents immediately adjacent to the site. The information will also be posted on the township’s website.

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He said the second item to discuss is that the governing body has authorized the Township Administrator and the Township Attorney to work with Bordentown Township to craft a Shared Services Agreement for the Animal Control Officer services that are provided to Florence Township. If all goes well, there will be an Agreement ready in April for Mayor and Council to consider.

9:01 PM MOTION by Lovenduski; seconded by Woolston to adjourn.
Roll call vote - all ayes. Motion carried.

ADJOURNMENT:

9:01 PM: Meeting adjourned.

Respectfully submitted,

JOY M. WEILER, RMC/MMC
Township Clerk

/aek